

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES**

WEDNESDAY, JUNE 1, 2016

The Planning Commission Meeting was called to order at 7:00 p.m. by Vice Chairperson Marlin Bartos. In attendance were Shea Murtaugh, Thomas Rostek, and Todd Renner. Mr. Paul Pigman and Nathan St. Germain absent due to work. Also in attendance were Michael Wetzel, Jim Rock, Jim Joseph, Nancy Watts, Code Official and Borough Manager Kevin M. Flannery.

Mr. Bartos led the Planning Commission Members in the Pledge of Allegiance.

APPROVAL OF MINUTES

On motion of Mr. Renner, seconded by Mr. Rostek, the Planning Commission Minutes of May 4, 2016 were approved, 4-0.

OLD BUSINESS

Borough Manager advised that the Public Hearing on Ordinance No. 1343 is scheduled before Borough Council for Monday, June 20, 2016.

Public Hearings

A Public Hearing was held for the proposed Rock Plan of Lots Consolidation Plan. Court Stenographer Donna McMullen administered oaths to all who were providing testimony. Mr. Michael Wetzel, of Victor Wetzel, that the Consolidation Plan is to combine Block and Lot No. 509-L-87, located in Sewickley Heights with Block and Lot No. 509-L-2 in Sewickley to establish a 7.198 acre lot. Mr. James Rock, owner, stated that this would for an addition to be built on the house in the property in Sewickley Heights. Mr. Rock was asked, and agreed that for real estate tax purposes each parcel would be payable to the existing municipality. On motion of Mr. Renner, seconded by Mrs. Murtaugh, the Planning Commission voted, 4-0, to recommend approval to Borough Council of the Rock Plans of Lots Consolidation Plan.

NEW BUSINESS

Mr. James Joseph was in attendance regarding the transparency and use enforcement in the C-1 Village Overlay District. Specifically, he questioned retail uses granted occupancy permits but have no hours of open operation. In addition, the window transparency issue is not in compliance at the new Studio B building on Walnut Street. Discussion continued with Planning Commission members centered on the not-for-profit designation, a requirement of minimum hours of open operation. Mr. Rostek stated the Planning Commission will review and provide feedback to Mr. Joseph.

The Planning Commission discussed items and issues to be included in the Comprehensive Plan proposal for 2017. An additional item to include would be sidewalk and road materials that would assist in MS4 – Municipal Separate Storm Sewer System compliance.

**PLANNING COMMISSION
MEETING MINUTES
JUNE 1, 2016
PAGE TWO**

ADJOURNMENT

On motion of Mr. Rostek, seconded by Mrs. Murtaugh, the Planning Commission Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kevin M. Flannery
Secretary